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## Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

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**MEETING DATE: APRIL 4, 2018** 

SUBJECT: A. GP18-01, PECOS ROAD GPA: REQUEST FOR MINOR

GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 36.60 ACRES OF REAL PROPERTY GENERALLY LOCATED AT SPECTRUM WAY AND PECOS ROAD FROM BUSINESS PARK (BP) LAND USE CLASSIFICATION TO GENERAL COMMERCIAL (GC) LAND

USE CLASSIFICATION.

B. Z18-02, BWZ AUTO HOLDING: REQUEST TO REZONE APPROX. 9.92 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 1101 EAST PECOS ROAD FROM BUSINESS PARK (BP) ZONING DISTRICT TO GENERAL COMMERCIAL

(GC) ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Economic Development

To allow for an expansion of the SanTan Motorplex and commercial uses.

### **RECOMMENDED MOTION**

A. No motion requested, and

B. No motion requested.

### **APPLICANT/OWNERS**

Company: Pew & Lake PLC

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Mesa, AZ 85204

Phone: 480-461-4670

Email: Ralph.pew@pewandlake.com

Valerie.claussen@pewandlake.com

Company: BWZ Auto Holdings. LLC

Name: Bill Irwin

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Gilbert, AZ 85297

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Email: bill.irwin@henrybrownauto.com

Company: KBB Venture/Insight VII Invest.

Name: Jacob Brown Address: PO Box 5182

Mesa, AZ 85211

Phone: 480-766-1909

Email: jacobbrown@hotmail.com

Company: Reitmeyer William A/ Cindy A

Name: William A Reitmeyer

Address: 827 A Avenue

Coronado, Ca 92118

Phone: 480-450-3065

Email: <u>bill@roadrunnersealcoat.com</u>

Name: James & Lynda Prendergast

Address: 14547 E. Pecos Road

Gilbert, AZ 85234

Phone: 480-290-1904

Email: lynda prendergast@yahoo.com

### **BACKGROUND/DISCUSSION**

#### History

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Date	Description			
May 22, 2007	Town Council annexed 17.82 acres in A06-93with Ordinance No.			
	1939.			
June 19, 2007	Town Council annexed 6.49 acres in A07-29 with Ordinance			
	1973.			
September 25, 2007	Town Council approved Z06-113 with Ordinance No. 2064.			
September 25, 2007	Town Council approved Z07-53 with Ordinance No. 2043.			

### Overview

Since 2010, new commercial space and employment has been progressively developing between the 202 and Pecos Road and between Lindsay and Gilbert Roads. What was once a rural farming area with scattered large lots, now has major burgeoning intensive development building toward Lindsay Road. Lindsay Road, a two lane minor arterial with limited improvements, is in design for major arterial improvements and a freeway interchange.

This development combined with the success of the SanTan Motorplex to the east has prompted a renewed interest in vacant properties in the area. Currently the property east of Lindsay Road, south of Pecos Road, north of the 202 and west of the Motorplex has become active with car dealership overflow lots. Some of the properties are still within the County; others are within the Town of Gilbert. Several Property owners have come forward with a request for a General Plan amendment and others have come forward with a request for a General Plan Amendment and rezoning. Staff is actively working with the area property owners to help plan the vision, proactively complete a circulation study and work through any existing code violations. These two amendments are the first steps toward expansion of the Motorplex and development along the north side of the 202 and east of Lindsay Road.

**Surrounding Land Use & Zoning Designations:** 

	Existing Land Use Classification	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential 3.5-5 DU/Acre	Single Family Detached (SF-D)	Pecos Road then Spectrum at Val Vista Parcel 20
South	Business Park	Business Park (BP) and Maricopa County RU-43	Vacant land with scattered large lot residential.
East	Business Park	Business Park (BP) and Maricopa County RU-43	Unplatted large lot residential development
West	Business Park	Maricopa County RU-43	Vacant land farm land.
Site	Business Park	Business Park (BP)	Vacant land and existing residential development being used for commercial uses.

### **General Plan**

The General Plan request is for a Minor General Plan Amendment on approx. 35.60 acres from Business Park (BP) to General Commercial (GC) land use classification.

The current designation of Business Park (BP) does not accommodate the growing demand for additional auto dealers and the General Commercial (GC) related uses in the area. At the time the SanTan Motorplex was approved, the growth and the potential for related and ancillary uses was not expected to evolve beyond the western boundary of the Motorplex. As the town has grown, this vicinity has emerged as a critical economic development growth area and to facilitate this growth, the GC land use classification is necessary.

The current BP land use designation in this area has not been an active land use over the last 10 years and the entire area continues to remain vacant. Contributing factors to the lack of development are the BP land use and height limitations. Some of the Motorplex businesses have purchased, leased or are in the process of purchasing property west of the existing Motorplex since their current sites are land locked. The BP land use classification was not intended to allow automotive oriented uses, thus limiting continued Motorplex expansion. Amending the General Plan from BP to GC will promote continued commercial and employment uses along the very

visible and accessible 202 corridor. This amendment is particularly viable due to the upcoming improvements to Lindsay Road, Pecos Road and the Lindsay Road interchange. Therefore, this minor General Plan amendment will not create a burden on the Town's infrastructure, but instead utilize it as planned.

### Rezoning

Within a portion of the proposed minor General Plan amendment, the applicant is requesting to rezone a 9.92 acre property from the Business Park (BP) zoning district to General Commercial (GC) zoning district to allow for *Motor Vehicle Sales and Leasing, New and Used* at the subject site. The BP zoning district does not allow for such uses. In this area, the current BP zoning district has been slow to develop. The property is situated adjacent to existing large lot residential to the east, for which a majority is zoned Business Park with the existing residential homes being grandfathered per LDC Table 2.902 Use Regulations, Limitation #4. There is one home on Pecos Road that is not annexed nor zoned BP. Zoning on the west is BP within the Town of Gilbert. The property to the south is still within the County and is vacant RU-43. Per the recent circulation study for the area staff is requesting half-width ROW dedication for a future collector road along the southern property boundary that will connect Lexington Street to the Motorplex.

The applicant has been using the site for automotive storage and has an active code violation. The applicant hopes to develop car sales, detailing, automotive repair and storage facility on the site to supplement their existing new car sales within the Motorplex. Staff and the applicant are working with the neighbors to mitigate ongoing code issues, construct a separation wall and move forward into a Design Review that addresses neighborhood concerns.

**Project Data Table** 

Site Development Regulations	Required per LDC (with adjacency based on GP Land Use)	Proposed Required per LDC General Commercial
Maximum Building Height	35/2-story	45'
Minimum Building Setback		
Front to ROW	25' to arterial	25'
	20' to collector or local	
Side to non-residential	15' to commercial/office	20'
	0' to employment	
Rear to non-residential	15' to commercial/office	20'
	0' to employment	
Separation Between Buildings	15' 1-story	15' 1-story
	20' 2-story	20' 2-story
Minimum Required Perimeter		
Landscape Area		
Front to ROW	25' Arterial	25'
	20' to collector or local	
Side to ROW	20'	20'
Side to non-residential	15' commercial/office	20'
	5' to employment	

Rear to non-residential	15' commercial/office	20'
	5' to employment	
Landscaping (% of net lot area)	15%	15%

### PUBLIC NOTIFICATION AND INPUT

A neighborhood was held on October 18, 2017 at Spectrum Elementary School. Approximately 20 residents attended the meeting. The residents asked questions regarding:

- Current issues regarding code compliance of parking cars on the Silo property.
- Introduction of the General Plan Amendment and the history of GPA's and the area as a whole.
- What the General Plan is, the process of approving the plan and amending the plan and how the State requires each municipality to have a plan in place.
- Rezoning the 10 acre parcel from BP to GC and to allow the proposed used vehicle sales and light storage.
- Present and discuss the site plan and desire to keep building designs in context with Silo home and the area's agriculture heritage.
- Proposed facility use, sales process and processing used vehicles.
- Timing and process and next steps. Expect to have hearing with Town Council in spring next year.

The proposed project will require public notice as specified under Land Development Code (LDC) Section 5.602.A.3.

### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

### STAFF RECOMMENDATION

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

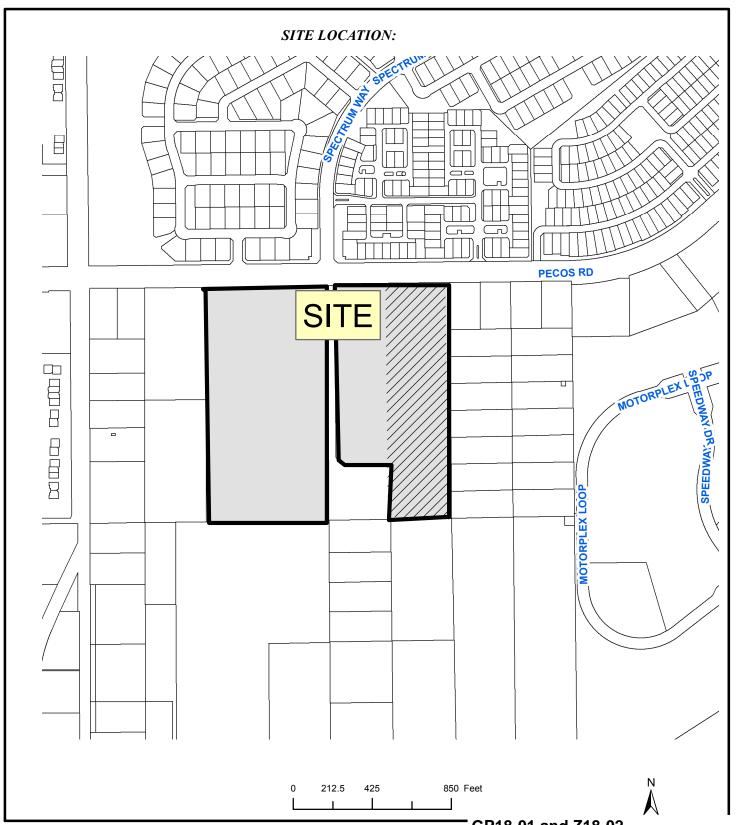
Respectfully submitted, Amy Temes Senior Planner

### **Attachments and Enclosures:**

- 1) Vicinity Map
- 2) GP Aerial Photo
- 3) General Plan Exhibit
- 4) Zoning Aerial Photo
- 5) Zoning Exhibit
- 6) BWZ Site Plan (for reference only)

## GP18-01 Pecos Road GPA and Z18-02 BWZ Holdings

## Vicinity Map

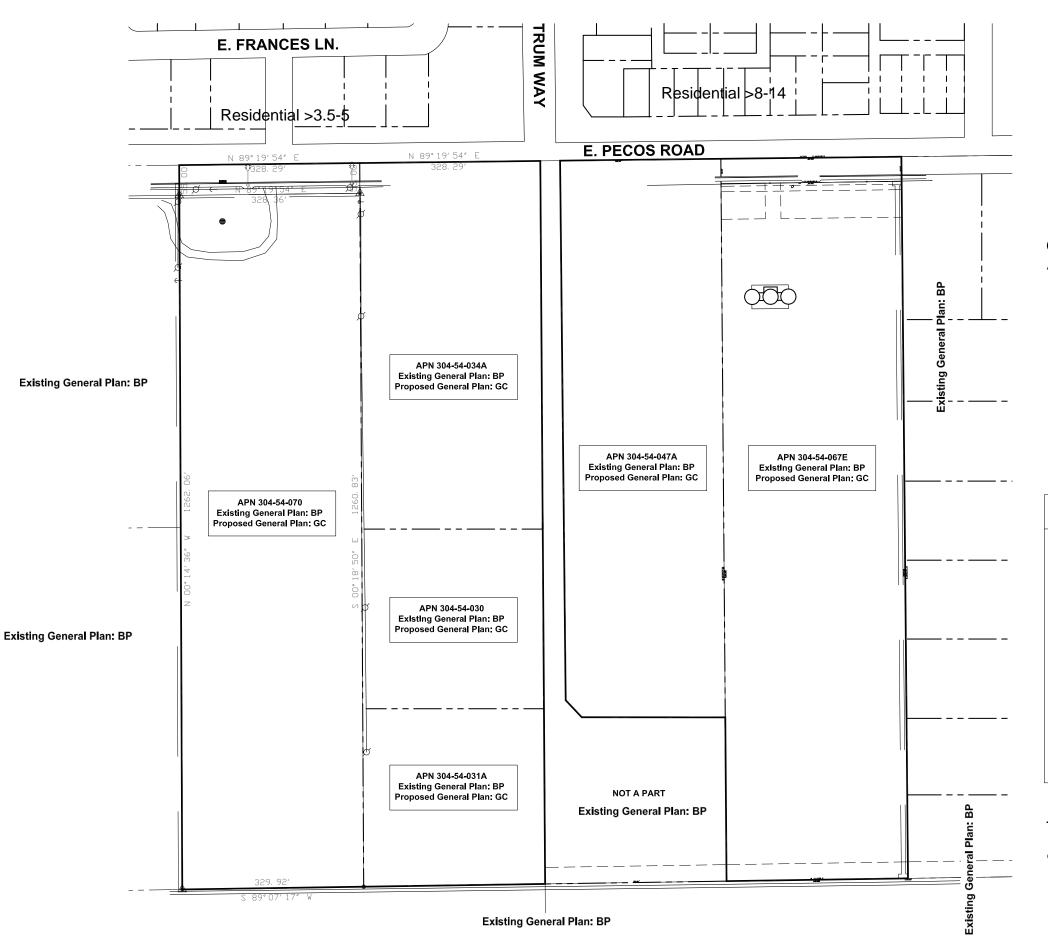


GP18-01 and Z18-02 Attachment 1 - Vicinity Map April 4, 2018

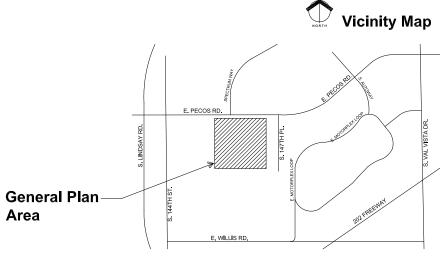
GP18-01 and Z18-02 Attachment 2 - General Plan Aerial April 4, 2018

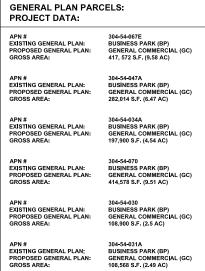
### General Plan Aerial Map

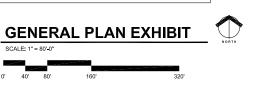




### GP18-01 and Z18-02 Attachment 3 - General Plan Exhibit April 4, 2018









1/16/18

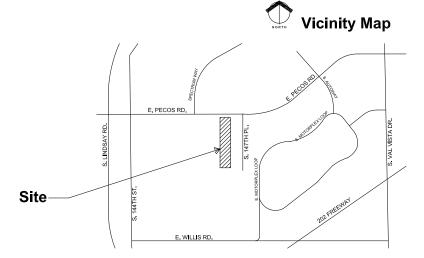






# WAY Existing Zoning SF-D **E. PECOS ROAD** Existing Zoning Maricopa County RU-43 Existing Zoning Business Park Existing Zoning Business Park 000 Existing Zoning Maricopa County RU-43 EXISTING ZONING DISTRICT: BUSINESS PARK (BP) Existing Zoning: BP Existing Zoning: BP PROPOSED ZONING DISTRICT: Park Business Zoning Existing Existing Zoning: R-43 Existing Zoning Maricopa County RU-43 **Existing Zoning Existing Zoning** Maricopa County RU-43 **Business Park**

### **GP18-01 and Z18-02 Attachment 5 - Zoning Exhibit** April 4, 2018



### **Existing Zoning Business Park**

### LEGAL DESCRIPTION:

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33 FEET; AND

EXCEPT THE SOUTH 12 FEET OF THE NORTH 45 FEET AS DISCLOSED BY A FINAL ORDER OF CONDEMNATION RECORDED JUNE 16, 2005 AS 2005-0819095 OF OFFICIAL RECORDS.

### PROJECT DATA

Proposed Use:

304-54-067E Existing Zoning: Business Park (BP) General Commercial (GC)

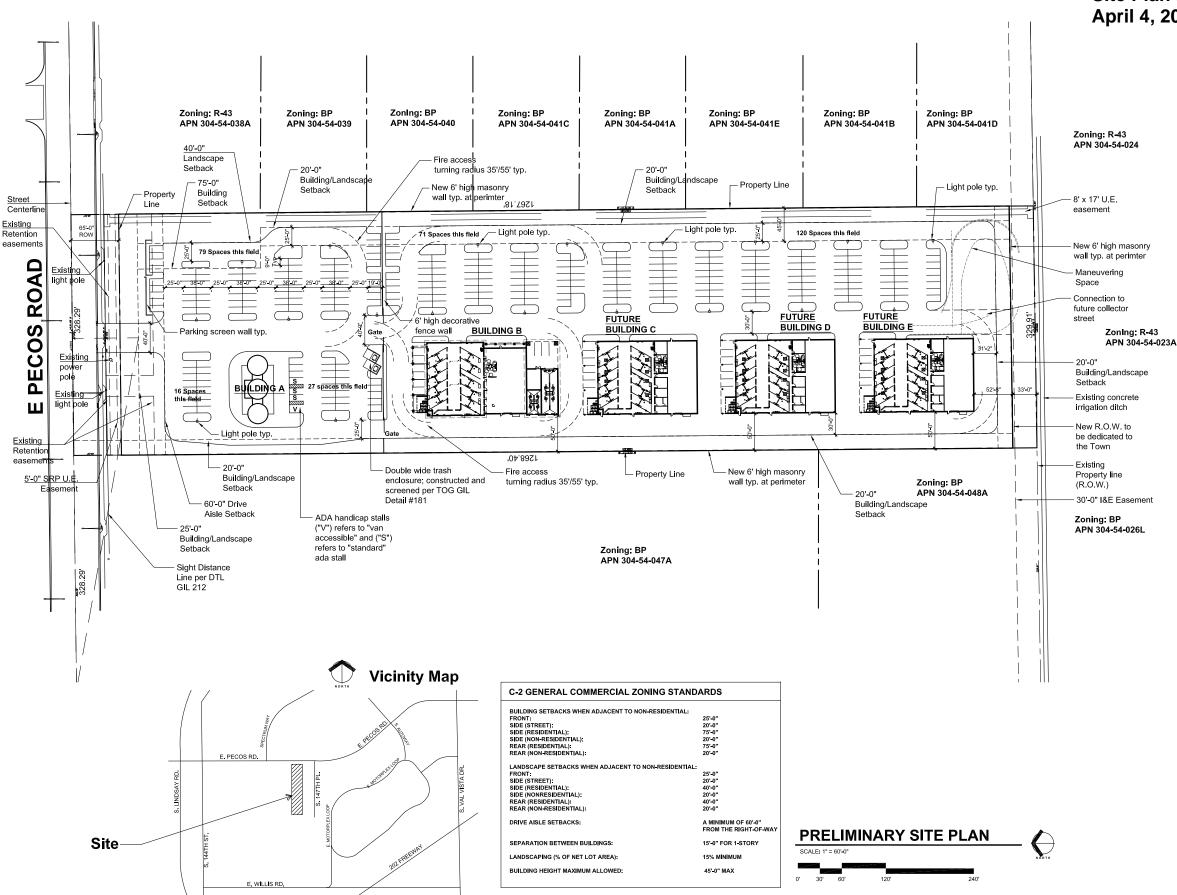
Gross Site Area: 432,036 sf or 9.9182 Acres Net Site Area: 399,684 sf or 9.175 Acres

### **ZONING EXHIBIT**





adaptive ARCHITECTS SCHEMATIC DESIGN BWZ PECOS ROAD **ZONING EXHIBIT** Project Number: 1617 ZE 1/16/18



### **GP18-01 and Z18-02 Attachment 6 - BWZ Auto Holding Site Plan (for reference only) April 4, 2018**

#### PROJECT DATA

Existing Zoning: BP APN 304-54-067E Proposed Use: (GC) General Commercial Zoning District: Vehicle Maintenance and Sales Gross Site Area: 432,036 sf or 9.9182 Acres Net Site Area: 399,684 sf or 9.175 Acres **Building Areas** 

2,000 sf Remodeled Office 7,733 sf 10 Bay Repair

Building B

1.758 sf Office 4 108 sf Warehouse 4.266 sf Wash 19.866 sf Total Under Roof

Building C:

7,733 sf 10 Bay Repair 1,758 sf Office 4,108 sf Warehouse 15,666 sf Total Under Roof

7,733 sf 10 Bay Repair

Building D:

1,758 sf Office 4,108 sf Warehouse 15,666 sf Total Under Roof

7,733 sf 10 Bay Repair Building E:

1,758 sf Office 4,108 sf Warehouse 15.666 sf Total Under Roof

Grand Total All Buildings 68,864 sf

Building Coverage: 17.2%

Parking Required
Office: 1 space per 250 sf 9,032 sf/250 = 36 spaces

> Vehicle Sevices/Repair: 3 spaces per bay 40 bays x 3 = 120 spaces

Warehousing: 1 space per 1000 sf 16,432 sf/1000 = 16 spaces

Total Required at 100% build out = 172 spaces

Total Required Phase 1 3,758 sf/250 = 15 spaces 10 bays x 3 = 30 spaces 4.108 sf/1000 = 4 spacesTotal Required = 49 spaces

Parking Provided
Total Provided Phase 1 = 193 spaces Total Provided Future Phases = 120 spaces Total provided at 100% Building out = 313 spaces

### ADA handicap Stalls provided:

Calculation @ 2% of total provided spaces (Phase 1) = 3.86 spaces = 4 handicap stalls provided (3 standard & 1 van accessible) with (2) 5'-0" access aisles

